ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0165 – Sunset Lot 1

ZAP DATE: October 2, 2007

ADDRESS: 5001 Sunset Trail

OWNERS: La Corvina Properties, L.L.C. (Donley Watt)

AGENT: La Corvina Properties, L.L.C.

(Michael Moran)

ZONING FROM: SF-2

TO: SF-3

AREA: 0.744 acres

(approximately 32,408.64 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 300 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 2, 2007: APPROVED SF-3-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT.

[J. SHIEH, S. HALE -2^{ND}] (6-0) C. HAMMOND -ILL; B. BAKER -ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of one undeveloped, platted lot that has frontage on Sunset Trail and is zoned single family residence (SF-2) district. Along the east side of Sunset Trail, there are six duplex lots to the south and six four-plex lots to the north (zoned SF-2). The west side of Sunset Trail consists of single family residences, a private primary school and undeveloped lots (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the lot to the family residence (SF-3) district to accommodate duplex development. SF-3 zoning is compatible with the mixture of residential types on Sunset Trail.

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EXISTING ZONING AND LAND USES:

-	ZONING	LAND USES		
Site	SF-2	Undeveloped		
North	SF-2	Four-plexes		
South	SF-2	Duplexes		
East	MF-2	Duplexes		
West	SF-2	Private primary educational facility and adjacent parking		
		area; Single family residences; Undeveloped		

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

288 – City of Sunset Valley

378 - Western Trails Neighborhood Association

385 – Barton Springs Coalition

428 - Barton Springs/Edwards Aquifer Conservation District

446 - Westgate Blvd./ Jones Road Neighborhood Association

511 – Austin Neighborhoods Council

627 - Onion Creek Homeowners Association

742 – Austin Independent School District

786 – Home Builders Association of Greater Austin

943 – Save Our Springs Alliance

SCHOOLS:

Sunset Valley Elementary School

Covington Middle School

Crockett High School

CASE HISTORIES:

There are no recent case histories in proximity to the rezoning area.

RELATED CASES:

The property was annexed into the City limits on December 19, 1985 (C7A-85-032). It is platted as Lot 1 of Block B of the Flournoy Acres Sec. 4 subdivision, recorded in August 1958.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Sunset Trail	50 feet	34 feet	Residential	No	No	No

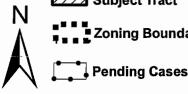
<u>CITY COUNCIL DATE:</u> November 1, 2007 **ACTION:**

 2^{nd} $3^{rd} \\$ **ORDINANCE READINGS:** 1st

ORDINANCE NUMBER:

<u>CASE MANAGER:</u> Wendy Rhoades e-mail: wendy.rhoades@ci.austin.tx.us **PHONE:** 974-7719





OPERATOR: S. MEEKS

SUBJECT AREA: 0.744 ACRES

GRID: F19

OPERATOR: W. RHOADES



This map has been produced by G.I.S. Services for the sole purpose of geographic reference No warranty is made by the City of Austin regarding specific accuracy or completeness.



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FLOURNOY ACRES SEC. 4

PROPOSED REZONING AREA

EXHIBIT B RECORDED PLAT

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SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 300 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The family residence (SF-3) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

SF-3 zoning is compatible with the mixture of residential types on Sunset Trail.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and relatively flat.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is located within the 1500 foot transition zone of the Edward's Aquifer Recharge Zone. A topographical and/or geological study will need to be conducted to determine whether or not the site lies within the recharge zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed in the non-recharge zone portion of the watershed, by Chapter 25-8 of the City's Land Development Code. The following review is based on this site lying within the Suburban portion of the Williamson Creek watershed, but please note that this does not preclude the possibility that it may lie within the recharge zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family	50%	60%
(minimum lot size 5750 sq. ft.)		
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

 Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

If the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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Compatibility Standards

The requested SF-3 zoning would not trigger the application of compatibility standards.

ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5001 SUNSET TRAIL FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to family residence-conditional overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-2007-0165, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block B, Flournoy Acres Section 4 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 8, Page 168, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5001 Sunset Acres, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district, and other applicable requirements of the City Code.

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·	, 2007	§		
			Will Wynn	
			Mayor	
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APPROVED: _	David Allan Smith	_AIIESI:_	Shirley A. Gentry	_
	City Attorney		City Clerk	

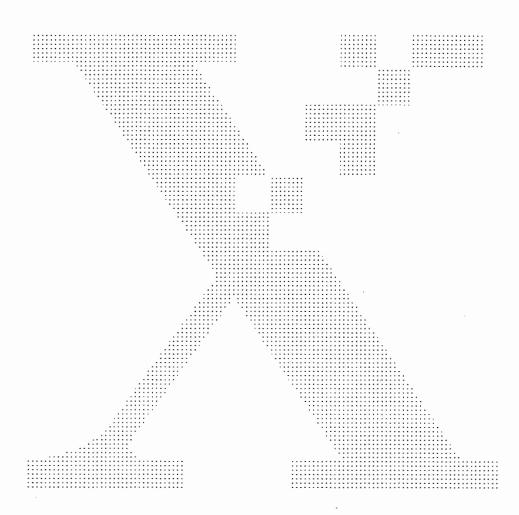
Draft: 10/17/2007

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COA Law Department

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1" = 400'

Zoning Boundary



OPERATOR: S. MEEKS

CASE#: C14-2007-0165 ADDRESS: 5001 SUNSET TRAIL

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